

Leon Freeman

From: jameseklein@gmail.com on behalf of James Klein [jimklein@kleincom.com]
Sent: Monday, March 31, 2014 2:43 PM
To: Leon Freeman
Subject: Harbor UCLA Medical Center Assembly Room - 1st Floor [Main Hospital Building] 1000 West Carson Street Torrance, CA 90502

I apologize that I cannot make this meeting because of a family matter. I am interested in topic and if I can answer any questions please feel free to call.

Zoning is a very imperfect tool to save and/or create jobs. Look at downtown Los Angeles. If there was an industrial preservation area in the arts district or around Staples Center, it would have prevented all of today's activity. The same goes for the Marina area. Likewise, other major cities.

In the specific areas of Rancho and the County Strip, there are some fringe industrial that would benefit from being turned into multi-family or loft housing. Some older obsolete industrial should be torn down but the marginal utility of the older industrial is still greater than industrial land value. However not so for residential land values.

Creating a preservation area will have unintended consequences. For instance, promulgating blight by preserving old industrial. I would advocate a more Laissez Faire policy. If someone can make a case for rezoning, let them make the case. It's already a high hurdle to get a zone change.

If you want to save or preserve jobs, address the causes - globalization and technology. Not land use.

Regards,

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